



# City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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MAYOR

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CITY ADMINISTRATOR

BOB CULVER  
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG  
DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico Planning and Zoning Commission met in regular session on November 16, 2017 in Room 301, Council Chambers, Government Office Building, with the following persons in attendance:

### COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman  
Scott Rogers  
Marc Kilmer  
James McNaughton  
Jack Heath  
Jim Thomas

### CITY/COUNTY OFFICIALS:

Marilyn Williams, Planning Dept. – Technical Review  
Bill Holland, Salisbury Infrastructure & Development Department  
Anne Roane, Salisbury Infrastructure & Development Department  
Brian Wilkins, Salisbury Infrastructure & Development Department

### PLANNING STAFF:

Jack Lenox, Director  
Gloria Smith, Planner



The meeting was called to order at 1:30 p.m. by Mr. Dashiell,  
Chairman.



**MINUTES:**

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission **APPROVED** the minutes of the October 19, 2017 meetings as submitted.

**COUNTY SUBDIVISION PLAT:****Twelve Oaks – Resubdivision – Scarlett Way – 1 Lot  
M-39; G-2; P-1.**

Mr. John H. Plummer and Mr. David Davis came forward. Mrs. Gloria Smith summarized the request explaining that the applicant proposes subdivision of this 2.28 acre lot. Lot 4A will contain 1.12 acres and Lot 4B will contain 1.16 acres. Both lots will front with access on Scarlett Way. She added that this plat is before the Commission due to the modification to a Commission approved plat.

Mr. Plummer noted that the Health Department had approved the Plat and he had added a note regarding compliance with the Forest Conservation requirements of the original plat.

Mr. Davis commented that it was a win-win situation for the County. This is a large, odd-shaped lot. Many homeowners don't want to cut that much grass. The County will benefit from additional taxes.

Upon a motion by Mr. Rogers, seconded by Mr. Kilmer, and duly carried, the Commission **APPROVED** the Resubdivision of Lot 4, Block 'C', Twelve Oaks, subject to the following Conditions of Approval:

**CONDITIONS:**

1. The Revised Final Plat shall comply with all requirements of the County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Resubdivision Plat.
3. This approval is subject to further review and approval and conditions imposed by the Wicomico County Department of Public Works.



**ANNEXATION ZONING – Choptank Electric Cooperative, Inc. – Walston Switch Road Annexation – Walston Switch Road – 40.36 acres; M-39; G-11; P-742**

Mr. Michael Hickson and Mr. Michael Wheatley came forward. Mrs. Gloria Smith presented the Staff Report. The City Administration has referred the Choptank Electric Cooperative, Inc. – Walston Switch Road annexation located on the easterly side of Salisbury to the Planning Commission for review and recommendation of an appropriate zoning designation. The property is located on the westerly side of Walston Switch Road and consists of 40.36 acres.

Mr. Hickson submitted information (Applicant's Exhibit A) regarding development of the property with Choptank and what goes on there. The property is across from Wor Wic Community College. The site contains office space, warehouse space, vehicle and equipment storage, and yard space for poles and other large components. He explained that there is a solar field to serve this facility. The property is wooded around the border and screened from Route 50. There are poles erected on the site for training purposes.

This site consolidated the operations formerly conducted in Salisbury, Berlin and Pocomoke. Should the main office in Denton be severely damaged, this facility contains a backup phone system and backup systems to continue operation of the electrical system.

Upon a motion by Mr. Rogers, seconded by Mr. Heath and duly carried, the Commission forwarded a **FAVORABLE** recommendation to the Mayor and City Council for this property to be zoned Mixed Use Non-Residential upon annexation.


Upon a motion by Mr. Rogers, seconded by Mr. Kilmer, and duly carried, the Commission forwarded a **FAVORABLE** recommendation to the Wicomico County Council for their consent to the proposed zoning as it provides for certain uses in addition to those under the current Wicomico County Zoning.




There being no further business, the Commission meeting was adjourned at 1:52 p.m. by Mr. Dashiell.



This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Salisbury-Wicomico County Department of Planning, Zoning, and Community Development Office.

  
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Charles "Chip" Dashiell, Chairman

  
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John F. Lenox, Director

  
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Gloria Smith  
Recording Secretary